

Developer Selection for 855 E. Laurel Drive for the Design and Development of an Affordable Multifamily Rental Housing Project



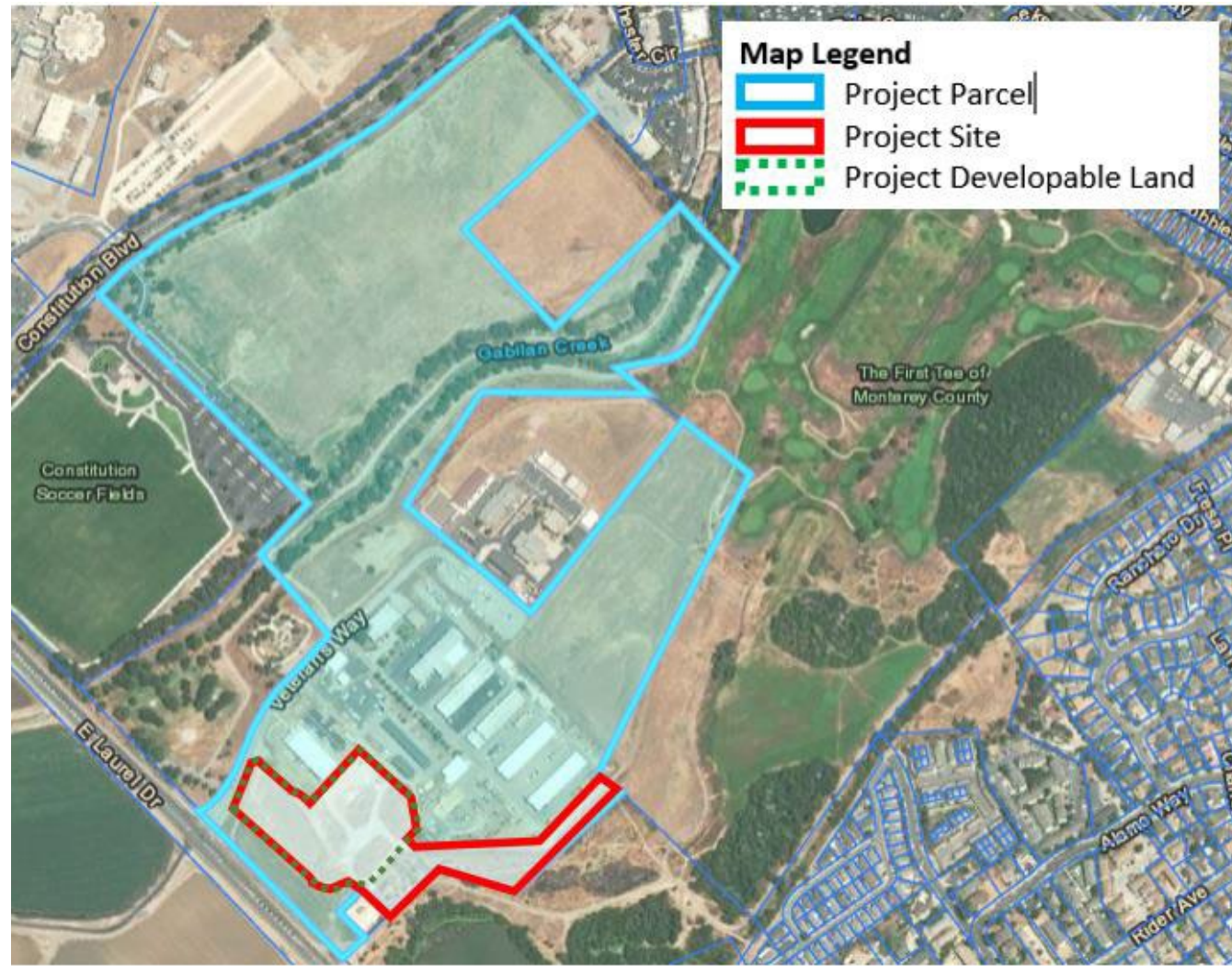
Luis Ochoa, Sr. Community Development Analyst
Community Development Department

September 27, 2022

855 E. Laurel Drive – RFQ Process

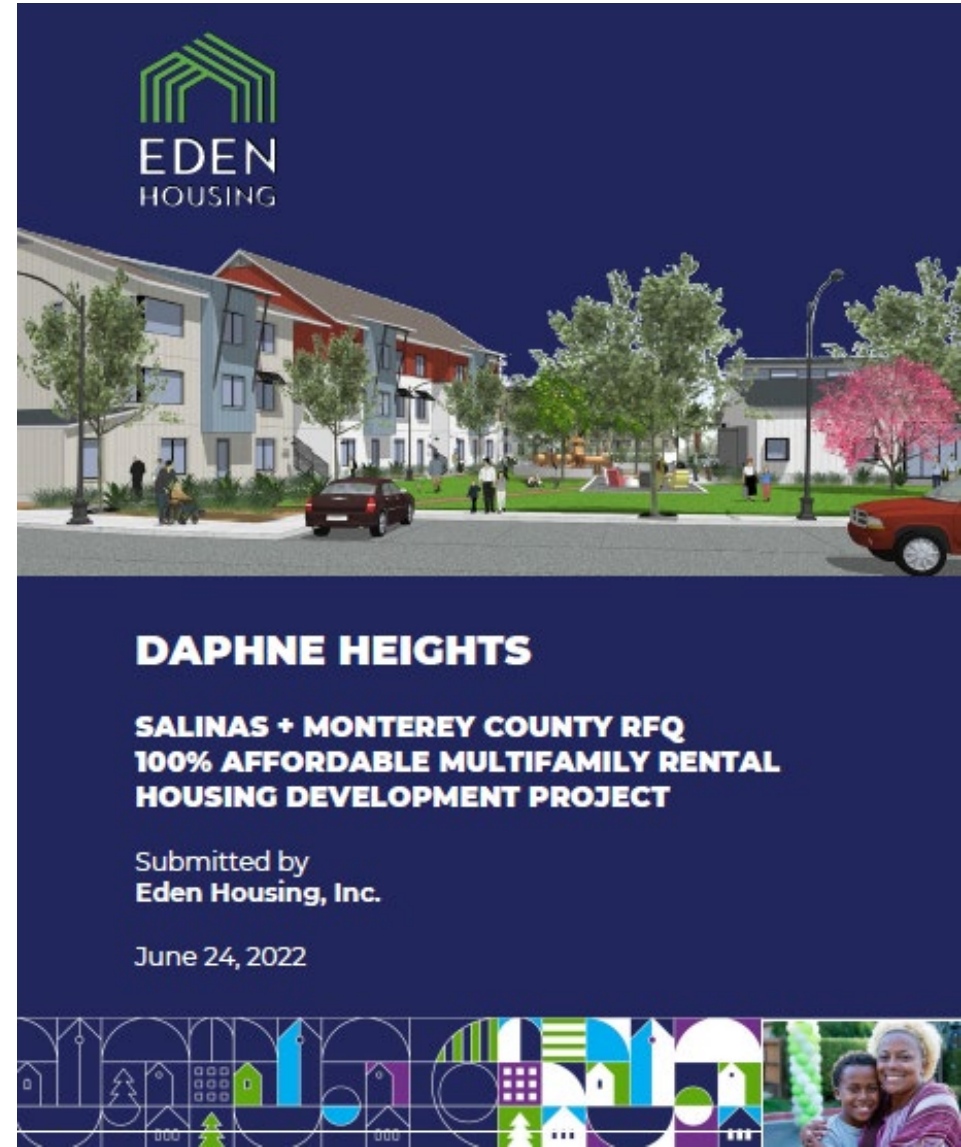
- **RFQ Overview**

- City and County joint RFQ process
 - Published – May 6, 2022
 - Original Deadline – June 6, 2022
 - Final Deadline – June 24, 2022
- 100 % Affordable Multifamily Rental housing Project
- Minimum Units: 50
- Lease Agreement – 55 Years
- Affordability Restriction – 55-Year



855 E. Laurel Drive – RFQ Process

- **Submittals Received**
 - 8 submittals received
 - 7 proposals accepted
 - 1 proposal rejected (late submission)
- **Rating and Ranking Committee**
 - Composed of 6 members
 - 8 proposals evaluated
- **Interview Committee**
 - Composed of 7 members
 - 4 development teams interviewed
- **Top Proposal / Developer**
 - Eden Housing Inc.



RFQ Recommendation – Eden Housing Inc.

- **Proposed Site Plan**

- **Scenario A**

- 132 units
- 5 Acres

- **Scenario B**

- Additional County Land
- 180 Units
- 6.85 Acres



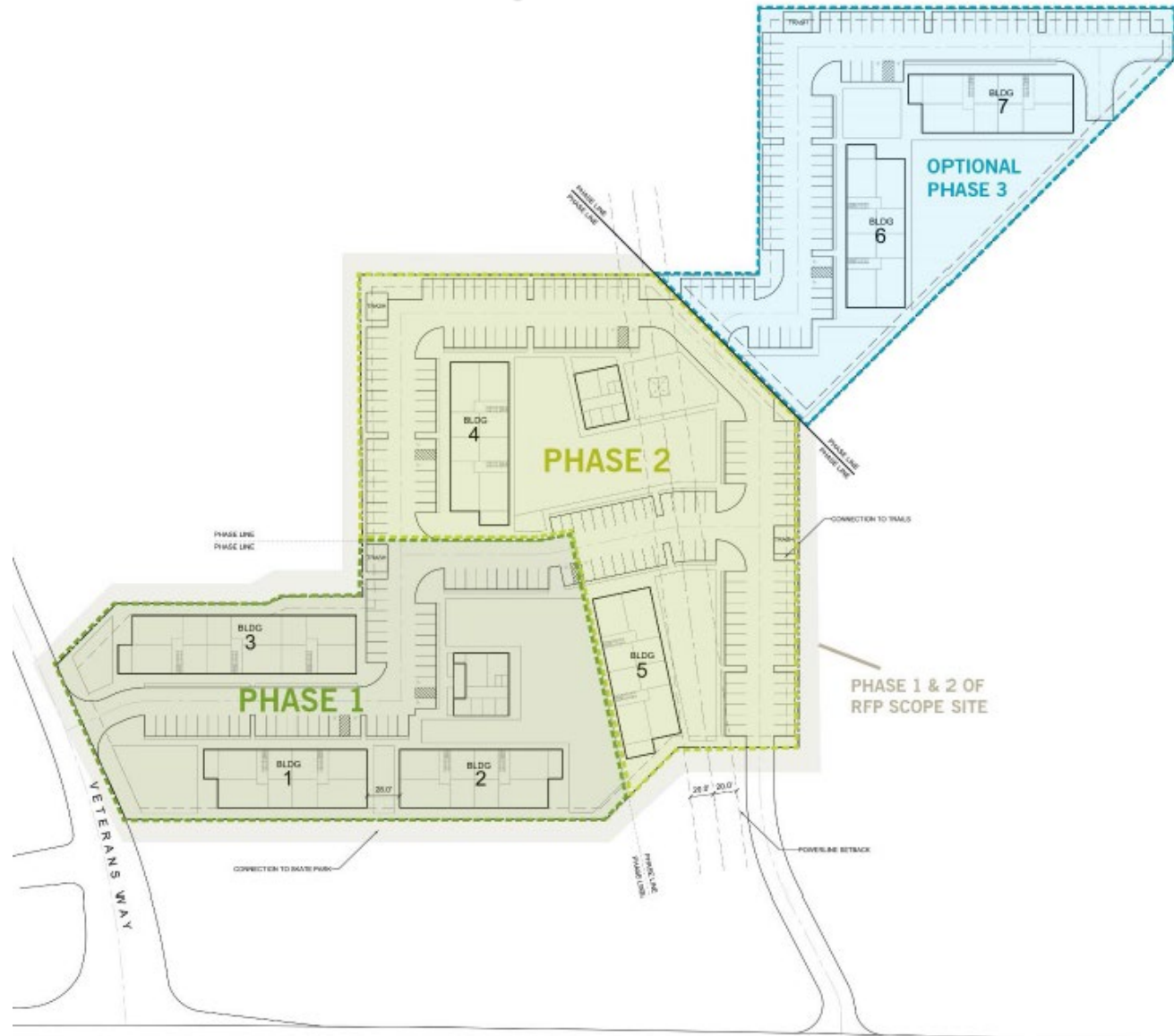
Eden Housing Inc. – RFQ Proposal

- **Project Phasing**

- Phase 1 – 84 Units
- Phase 2 – 48 Units
- Potential Phase 3 – 48 Units
 - Potential site expansion to include additional County land

- **Flexibility and Opportunity**

- Unit Count
- Unit Bedroom Size Composition
- Targeted clientele
- Tax Credits
- Pursuit of project funding



Eden Housing Inc. – RFQ Proposal

Initial Phase



Phase 1 Overview

Structure	Use	Size
Building 1	24 Units Residential	19,800 SF
Building 2	24 Units Residential	19,800 SF
Building 3	36 Units Residential	29,400 SF
Clubhouse 1	Management, Community Room	2,500 SF
Outdoor Open Space	Recreation, Play Area	19,200 SF
Parking	Surface parking @ 1.5 Spaces per Unit	126 Stalls

Eden Housing Inc. – RFQ Proposal

Scenario A – 48 Units



Phase 2 Overview (Scenario A)

Structure	Use	Size
Building 4	24 Units Residential	19,800 SF
Building 5	24 Units Residential	19,800 SF
Clubhouse 2	Management, Community Room	1,800 SF
Outdoor Open Space	Recreation, Play Area	19,200 SF
Parking	Surface parking @ 1.5 Spaces per Unit	72 Stalls

Eden Housing Inc. – RFQ Proposal

Scenario B – 96 Units



Larger Phase 2 Overview (Phase 2 + Optional Phase 3 Areas)

Structure	Use	Size
Building 4	24 Units Residential	19,800 SF
Building 5	24 Units Residential	19,800 SF
Building 6	24 Units Residential	19,800SF
Building 7	24 Units Residential	
Clubhouse 2	Management, Community Room	2,500 SF
Outdoor Open Space	Recreation, Play Area	31,800 SF
Parking	Surface parking @ 1.5 Spaces per Unit	144 Stalls

Next Steps

- **City Council Consideration - October 4, 2022**
 - Joint CC/BOS selection of Eden Housing Inc. as the project developer
 - Future Negotiations
 - Exclusive Negotiating Agreement (ENA)
 - Ground Lease Agreement
 - Modification to City/County MOU
 - Development responsibilities
 - Funding
 - Regional Housing Needs Allocation (RHNA)
 - Potential Pre-Development Funds
 - ARPA Funds - \$500, 000



Questions & Comments